

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2017-0044 – Onion Creek Metro Park -  
Greenbelt

**Z.A.P. DATE:** May 16, 2017

**ADDRESS:** 7004 Onion Creek Drive and 8652 Nuckols Crossing Road

**DISTRICT:** 2

**OWNER:** City of Austin

**AGENT:** Parks and Recreation  
Department (Gregory Montes)

**ZONING FROM:** I-RR; SF-3; MH; MH-CO;  
GR; W/LO-CO; P

**TO:** P      **AREA:** 575 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant public (P) district zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

May 16, 2017: *APPROVED P, PUBLIC DISTRICT ZONING, BY CONSENT*  
*[A. DENKLER; J. DUNCAN – 2ND] (11-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject area consists of City-owned parkland and has interim – rural residence (I-RR), family residence (SF-3) district zoning, mobile home residence (MH), mobile home residence – conditional overlay (MH-CO), community commercial (GR), warehouse/limited office – conditional overlay (W/LO-CO) and public (P) zoning districts. Onion Creek flows through the property which is surrounded by manufactured homes, single family residences, and undeveloped land to the north (MH-CO; SF-2; SF-3; MH), undeveloped land, single family residences to the east (GR; SF-3; SF-4A-CO), undeveloped land and an elementary school and single family residences to the south (County; PUD) and residential and commercial development to west (County). Please refer to Exhibits A and A-1.

The Parks and Recreation Department has requested public (P) district zoning for the parkland in order to facilitate development of recreational improvements including trails, multi-use playing fields and a parking lot. A site plan is in process for development of a 30 acre recreational space located at the headwaters of an unnamed tributary of Onion Creek within Onion Creek Metropolitan Park (SPC-2017-0051C - Onion Creek Metro Park).

Staff recommends P zoning, given: 1) parkland is considered a civic use, and the project will comply with City of Austin development regulations, 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district, and 3) the subject property as well as the Onion Creek Greenbelt and additional property on the east side of South Pleasant Valley Road known as the Lower Onion Creek Flood Mitigation Project Area are proposed for trails and recreational amenity improvements.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR; SF-3; MH; MH-CO; GR; W/LO- CO; P	Undeveloped
<i>North</i>	MH-CO; SF-2; SF-3; MH; SF-4A-CO	Chateau at Onion Creek manufactured home park; Single family residences in the Silverstone Phase 1, Meadow Lake and Yarrabee Bend subdivisions; Undeveloped lots in the Onion Creek Forest subdivision
<i>South</i>	County; PUD	Residential and Commercial uses; Goodnight Ranch PUD – Single family residences and AISD elementary school
<i>East</i>	GR; SF-2; SF-4A-CO	Undeveloped; Single family residences in the Yarrabee Bend South and Thaxton Place subdivisions
<i>West</i>	County	Undeveloped; Residential and Commercial uses

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHEDS:** Onion Creek,  
South Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 627 – Onion Creek Homeowners Association 742 – Austin Independent School District  
 1258 – Del Valle Community Coalition 1228 – Sierra Club, Austin Regional Group  
 1340 – Austin Heritage Tree Foundation  
 1341 – Onion Creek Plantation Neighborhood Watch Group  
 1363 – SEL Texas 1408 – Go Austin/Vamos Austin (GAVA) – Dove Springs  
 1438 – Dove Springs Neighborhood Association 1441 – Dove Springs Proud  
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods  
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

**SCHOOLS:**

This property is within the Austin Independent School District.

Blazier Elementary School

Paredes Middle School

Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2016-0026 – Pleasant Valley - 5411 E William Cannon Dr and 6709 S Pleasant Valley Rd	W/LO-CO to CS	To Grant CS-CO w/CO for 2,000 trips/day and list of prohibited uses, 70% impervious cover and 50' height limit	Apvd CS-CO as Commission recommended (6-16-2016).
C14-2007-0265 – Thaxton Place – 7840 Thaxton Rd	I-RR to SF-4A	To Grant SF-4A-CO w/CO for 2,000 trips/day	Apvd SF-4A-CO as Commission recommended (3-6-2008).
C814-04-0187.SH – Goodnight Ranch PUD – Old Lockhart Hwy between Nuckols Crossing Rd and Capitol View Dr	I-RR to PUD	To Grant PUD w/ a Restrictive Covenant for the Traffic Impact Analysis, Integrated Pest Management Plan, a statement of a Public-Private Partnership between the Developer and Travis County for the construction of Slaughter Ln thru the property	Apvd PUD w/a Restrictive Covenant as recommended by ZAP, with additional conds (11-16-2006).
C14-02-0030 – South Austin Soccer Complex – 5400-6300 E William Cannon Dr	DR to P	To Grant	Apvd P (5-9-2002).
C14-97-0079 – Regency Village at Onion Creek – 7703 Bluff Springs Rd	I-RR to MH	To Forward to Council without a recommendation	Apvd MH-CO with CO for max 350 units; require vehicular access to Bluff Springs Rd and Pleasant Valley Rd; 75' setback for structures in proximity to Pleasant Valley Rd, 50' and 100' buffers along Bluff Springs Rd, min. site area of 5,750 sf for each manufactured home dwelling unit (3-12-1998).

**RELATED CASES:**

On March 3, 2017, Council approved a resolution to initiate a rezoning of City-owned properties comprising the Onion Creek Metropark - Greenbelt to P, Public district zoning. Please refer to Exhibit B. The Parks and Recreation Department has also filed a rezoning case to the P, Public district for a 35.8 acre tract on the west side of Pleasant Valley near its intersection with Springville Lane (C14-2017-0043 – Onion Creek Greenbelt).

**ABUTTING STREETS:**

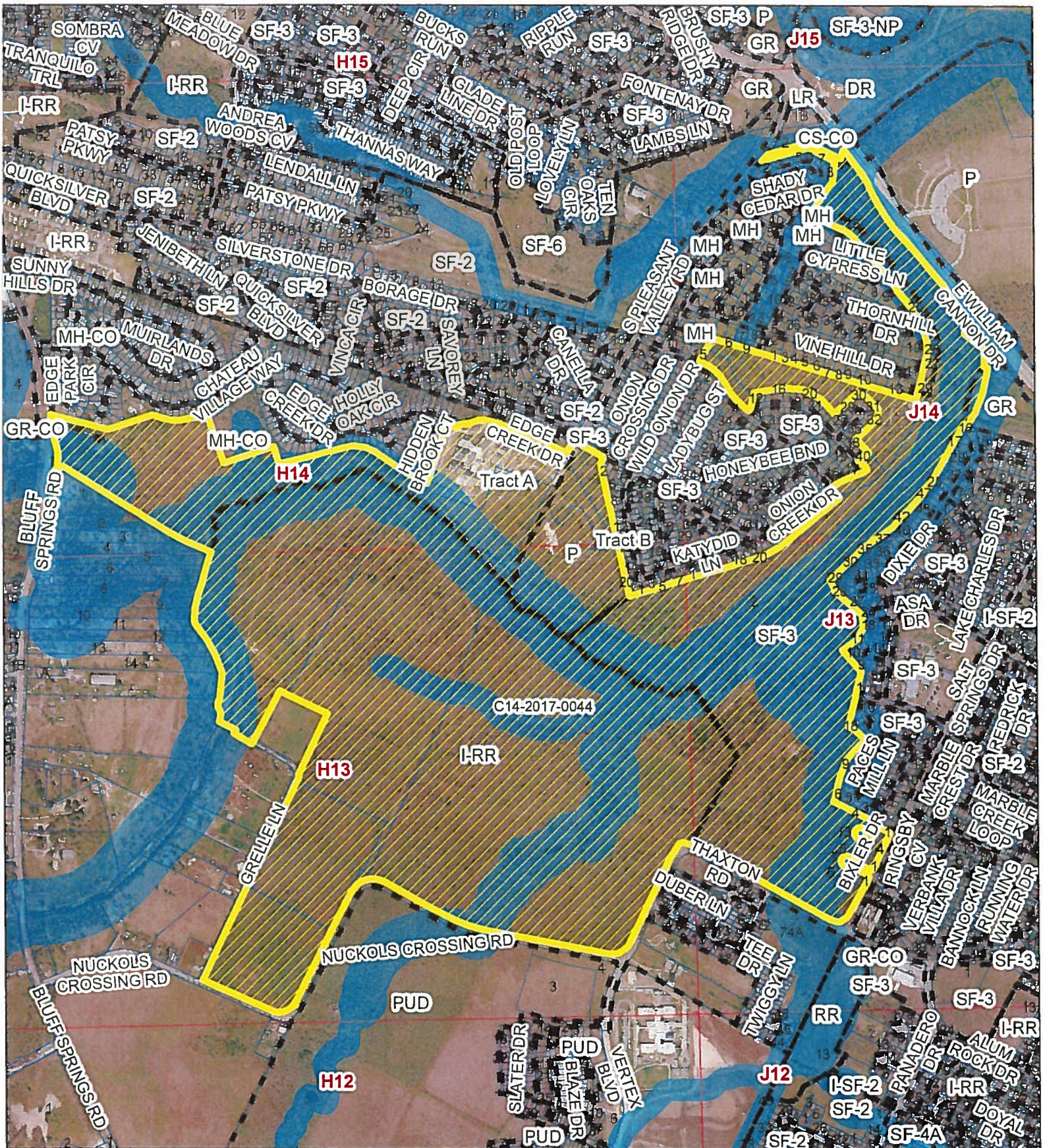
Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
East William Cannon Drive	117 feet	88 feet	Arterial, Divided	Yes	Yes; bike lane	Yes
South Pleasant Valley Road	74 feet	55 feet	Arterial, Divided	Yes	Yes; shared lane	Yes

**CITY COUNCIL DATE:** June 15, 2017**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 512-974-7719









# ONION CREEK METRO PARK- ZONING

EXHIBIT A-1

ZONING CASE#: C14-2017-0044  
 LOCATION: 8652 NUCKOLS CROSSING ROAD  
 SUBJECT AREA: 575 ACRES  
 GRID: H13, H14, J13, J14  
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**RESOLUTION NO. 20170302-031**

**WHEREAS**, Imagine Austin's Comprehensive Plan includes as one of the Land Use and Transportation Building Blocks to "create healthy and family-friendly communities through development that includes a mix of land uses and housing types, afford realistic opportunities for transit, bicycle, and pedestrian travel, and provides community gathering spaces, neighborhood gardens and family farms, parks, and safe outdoor play areas for children;" and

**WHEREAS**, Imagine Austin's Comprehensive Plan includes as one of the Conservation and Environment Policies to "expand the city's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands;" and

**WHEREAS**, the U.S. Army Corps of Engineers partnered with the City by providing funding to buy out homes located in the 25 year floodplain in the Lower Onion Creek buyout area and eventually turn that neighborhood near the creek into green space and recreational areas; and

**WHEREAS**, currently the City property known as the U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project Area, which is generally located south of William Cannon Dr. and east of South Pleasant Valley Rd is zoned MH (mobile home residence), SF-2 (single-family residence standard lot), and SF-3 (family residence) will need to be rezoned in order to start the construction of recreational amenities consistent with the vision planned for the area; and

**WHEREAS**, the U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project Area also includes parkland known as the Onion Creek

*EXHIBIT B*

Greenbelt, located at 7004 Onion Creek Drive and zoned SF-3, that will need to be rezoned in order to start the construction of recreational amenities consistent with the vision planned for the area; and

**WHEREAS**, the Watershed Department currently maintains the property that they have acquired in the Lower Onion Creek Flood Mitigation Project Area; and

**WHEREAS**, another key recreational component in southeast Austin is the Onion Creek Metro Park which is located at 8652 Nuckols Crossing Road, a City of Austin park purchased by the City in 2000 in the Desired Development Zone ahead of development in the southeast quadrant of the city; and

**WHEREAS**, the Goodnight PUD developer created a taxing district within the Goodnight neighborhood that will take care of operation & maintenance while the City funds the capital improvements in the Onion Creek Metro Park; and

**WHEREAS**, the Onion Creek Metro Park, is currently zoned I-RR (interim rural residence) and SF-3 (family residence) and will need to be rezoned in order to implement the park master plan; and

**WHEREAS**, the U.S. Army Corps of Engineers, City of Austin's Watershed Protection and the Parks Department have gone through an extensive community outreach process in order to plan both parkland areas and the buy-out areas for the recreational benefit of the community; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

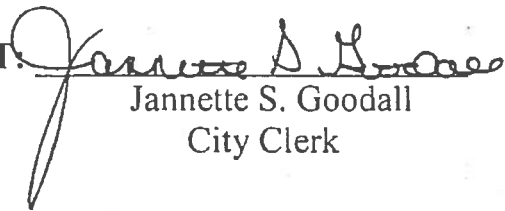
The City Council initiates the rezoning of the following City owned properties and parkland to public (P) district designation: (1) approximately 400



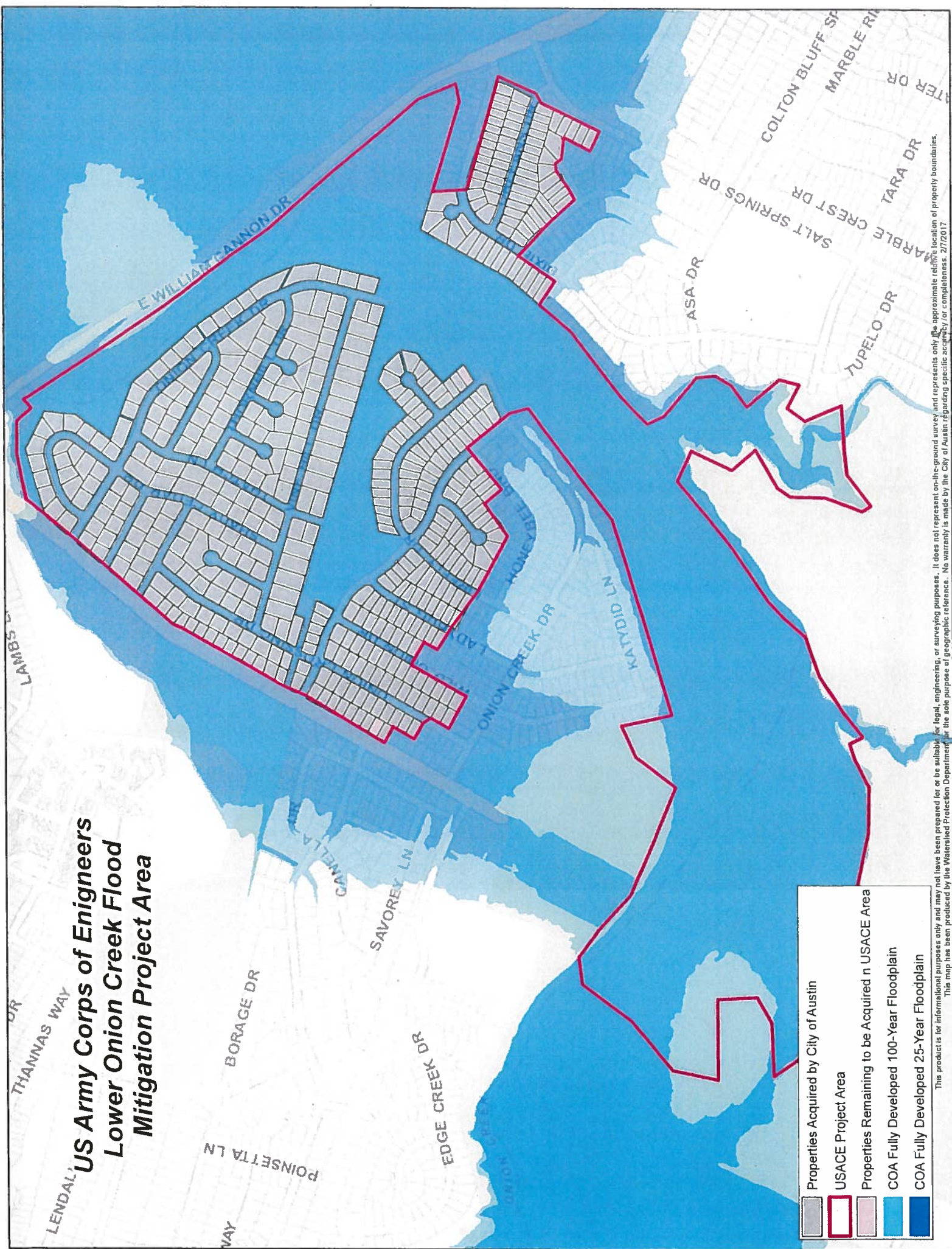
acres of land known as Onion Creek Metro Park located at 8652 Nuckols Crossing Road; (2) approximately 200 acres of Onion Creek Greenbelt located at 7004 Onion Creek Drive; and (3) approximately 99 acres of land known as the Lower Onion Creek Buy-out Area; and directs the City Manager to process the rezoning cases.

**ADOPTED:** March 2, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

# US Army Corps of Engineers Lower Onion Creek Flood Mitigation Project Area





**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant public (P) district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

P, Public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the water pump expansion is consistent with the purpose statement of the district sought.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends P zoning, given: 1) parkland is considered a civic use, and the project will comply with City of Austin development regulations, 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district, and 3) the subject property as well as the Onion Creek Greenbelt and additional property on the east side of South Pleasant Valley Road known as the Lower Onion Creek Flood Mitigation Project Area are proposed for trails and recreational amenity improvements.

**EXISTING CONDITIONS****Site Characteristics**

The subject property consists of undeveloped land. Onion Creek flows through the property and there is a hazardous pipeline that parallels and is in proximity to the southern property line.

**Impervious Cover**

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

**Comprehensive Planning**

This zoning/rezoning case is located in South Austin, to the north of Nuckols Crossing Road, on a tract of land that is approximately 575 acres in size. The property has been cleared of all structures or is undeveloped and is not located within the boundaries of a neighborhood planning area. A large portion of this property is also located within the Onion Creek Buyout Area, which experienced severe flooding and property damage to hundreds of residents several years ago and is not suitable for residential or commercial uses because of chronic flooding. The proposed Onion Creek Metro Park is bounded by Onion Creek and the Onion

Creek Greenbelt to the north; undeveloped land to the south; Palm Elementary School and a residential subdivision to the east; and undeveloped land and several ranch houses with agricultural uses to the west. The proposal is to rezone multiple properties to create the Onion Creek Metro Park, which would include but not be limited to: recreational trails, multi-use playing fields and a parking lot. (These properties are also owned by the City of Austin.)

**Connectivity:** There are no public sidewalks located along this portion of Nuckols Crossing Road; or any CapMetro transit stops within walking distance to this site. The Walkscore for this property 3/100, meaning all errands are dependent on a car.

### Imagine Austin

The site is not located within an Activity Center or along an Activity Corridor. However, sustainability is the basis of the Imagine Austin vision statement and its hundreds of policies and actions developed through the input of thousands of community members. These policies and actions express six core principles for action to make our imagined Austin a reality, and one in particular appears to support this project: **2.) Integrate nature into the city.** A beautiful, world-class system of outdoor places for recreation and environmental protection will define Austin as a world-class city. We need to develop our natural assets into a network of connected greenways and waterways. By strengthening our "green infrastructure" - parks, the urban forest, trails and greenbelts, rivers, creeks, lakes, gardens, urban agriculture, open spaces, and wildlife habitat - Austin can protect the natural environment and enhance recreational opportunities.

The following Imagine Austin policies are also applicable to this case:

- **HN P13.** Strengthen Austin's neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling.
- **CFS P40.** Serve Austin's diverse, growing population and provide family-friendly amenities throughout the city by developing new parks and maintaining and upgrading existing parks.
- **CFS P43.** Maximize the **role of parks and recreation** in promoting healthy communities and lifestyles.
- **CFS P47.** Extend existing trail and greenway projects to create an interconnected green infrastructure network that includes such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands linking all parts of Austin and connecting Austin to nearby cities.

Based on the Imagine Austin policies and text above, which supports the expansion of parks, trails, greenways, and other green and blue infrastructure facilities and projects in all areas of the city, the rezoning of this property to 'Public' appears to be supported by the Imagine Austin Comprehensive Plan.



### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed and the South Boggy Creek Watershed of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

### **Site Plan and Compatibility Standards**

This site is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department is required [LDC, 25-2-516].

Development in a restricted pipeline area is regulated by Sec. 25-2-516. At the time of site plan, please identify the actual location of the pipeline itself.

Before a person may place a road, surface parking lot, or utility line in a restricted pipeline area, the person must deliver to the Director a certification by a registered engineer stating

that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation [LDC, 25-2-516(D)(2)].

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.





# City of Austin

Parks and Recreation Department  
919 W. 28<sup>th</sup> ½ St., Austin, Texas 78705

April 7, 2017

Greg Guernsey, Director  
City of Austin  
Planning Development Review Department  
505 Barton Springs Road  
Austin, Tx 78704

Dear Greg:

Enclosed is the zoning application and related documents for the proposed rezoning of parkland known as Onion Creek Greenbelt, which is located at 7004 Onion Creek Dr. and Onion Creek Metro Park, which is located at 8652 Nuckols Crossing Rd. The greenbelt is 175 acres in size and the metro park is 400 acres. Both are located within the Onion Creek Watershed. The greenbelt and metro park we wish to rezone is shown in the attached zoning map.

Directly north and east of the metro park and greenbelt is the Onion Creek Buyout Area. This area is being managed by the Watershed Protection Department (WPD) as the Army Corp of Engineers designs and constructs recreational amenities on the property as mitigation for the severe flooding that occurred. WPD will be submitting a separate zoning application for this work. As those recreational amenities move through the development process, PARD will develop portions of the metro park and a section of the greenbelt. PARD has submitted a site plan for the proposed recreational improvements that include recreational trails, multi-use play fields and parking lot, which is why it is necessary to begin the rezoning process of these properties in order to facilitate development of the park.

The Parks and Recreation Department requests that the subject property be rezoned from MH-CO, SF-3, MH, GR, W/LO-CO and I-RR to P, in order to facilitate the development of the park and greenbelt.

If I can provide you with additional information, please don't hesitate to contact me at 974-9458.

Respectfully,

Gregory Montes, CNU-A  
Park Development Coordinator, Parks and Recreation Department

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2017-0044

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: May 16, 2017, Zoning and Planning Commission  
June 15, 2017, City Council

Kimberly Gilbertson  
Your Name (please print)

2402 Mozelle Lane 78744  
Your address(es) affected by this application

KGilbertson  
Signature

5/10/17  
Date

Daytime Telephone: 512 689-1642

Comments:

am in favor of dedicated  
parkland for low community

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810



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**Case Number: C14-2017-0044**  
**Contact: Wendy Rhoades, 512-974-7719**  
**Public Hearings: May 16, 2017, Zoning and Platting Commission**  
**June 15, 2017, City Council**

Petra A. Mendez

*Your Name (please print)*

7924 Water in Austin, TX 78744

*Your address(es) affected by this application*

Delia

*Signature*

5-15-17

*Date*

Daytime Telephone: \_\_\_\_\_

Comments: In the proposed area surrounding neighborhoods are in dire need of sidewalks AND wider roads to accomodate all the development happening and the influx of traffic that has been a result of such. Also, I'm concerned for the wildlife that currently occupy those woods and their displacement

I know regardless of price or my neighbor's objections you all will do as you please like you always do!

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Zoning Department  
 Wendy Rhoades  
 P. O. Box 1088  
 Austin, TX 78767-8810

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Case Number: C14-2017-0044

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: May 16, 2017, Zoning and Platting Commission  
June 15, 2017, City Council

Eddie Smith

Your Name (please print)

8105 Verbank Villa, Austin, 78747

Your address(es) affected by this application

*[Signature]*

Signature

5-19-2017

Date

Daytime Telephone: 512-550-1130

Comments: Continued growth in Austin is unavoidable.  
We must set aside land for Parks and  
Natural Habitat. The land being considered has  
deer, turkey, fox, raccoon & other wild life.

Please set this land aside for Parks and  
Natural Habitat?

I am against any developemet of this land other  
than Parks &  
Natural Habitat

If you use this form to comment, it may be returned to:  
City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

no sewer plants,  
NO Electrical substations,  
No Apartments  
No more housing

see attached  
note

☐ I am in favor  
☐ I object

I was not able to  
Access, or locate any  
information associated  
with the zone review  
case on the COA Website  
that was listed on your  
mail out notice.

I did not vote.

You should fix your  
web site or address info

Thanks

Edel  
Sh